



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
21		JUNIPER RIDGE RD, LINCOLN

**OWNERSHIP**

Owner 1:	GANDHI HIMANSHU K
Owner 2:	GANDHI SANGITA H
Owner 3:	
Street 1:	21 JUNIPER RIDGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	DODGE NP JR TR -
Owner 2:	TR AGREEMENT BETWEEN NATIONAL -
Street 1:	24 JUNIPER RIDGE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.985 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2001, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 0 HalfBaths, 0 3/4 Baths, 14 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	6.14	1.000	R2									491,200						491,200	
101	ONE FAM		0.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									1,890						1,900	
101	ONE FAM		0.085		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									2,550						2,600	ROW

Total AC/HA:	1.98455	Total SF/SM:	86447.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	495,640	Spl Credit	Total:	495,700
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**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	655,300		1.985	495,700	1,151,000	675	0			
							GIS Ref			
							GIS Ref			
Total Card					655,300	1.985	495,700	1,151,000	Entered Lot Size	
Total Parcel					655,300	1.985	495,700	1,151,000	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			234.52	/Parcel:	234.52	Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	655,300	0	1.985	495,700	1,151,000	1,151,000	Year End Roll	9/28/2017
2017	101	FV	638,000	0	1.985	481,300	1,119,300	1,119,300	Year End Roll	9/29/2016
2016	101	FV	614,200	0	1.985	481,300	1,095,500	1,095,500	Year End Roll	1/14/2016
2015	101	FV	608,500	0	1.985	408,500	1,017,000	1,017,000	Year End	10/2/2014
2014	101	FV	568,900	0	1.985	366,900	935,800	935,800	Year End Roll	1/23/2014
2013	101	FV	557,600	0	.952	301,100	858,700	858,700	Year End Roll	10/25/2012
2012	101	FV	568,900	0	.952	376,400	945,300	945,300	Year End	1/26/2012
2011	101	FV	599,500	0	.952	382,500	982,000	982,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DODGE NP JR TR	49497-544		4/18/2007		1110000	No	No			
WHITE JAMES D,	47854-158		7/24/2006		1350000	No	No			
WOLCOTT MARSHAL	36325-6		9/5/2002		1285000	No	No			
BILLINGS FANNIE	32350-527		12/18/2000		320000	Yes	No			
BILLINGS BRUCE	21928-598		4/10/1992	FAMILY		0	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/17/2002	2579	MANUAL	45,000	C	6/17/2003			finish attic
2/2/2001	2157	NEW HOME	328,000	C	3/23/2002			7/1/01 100%
11/27/2000	2136	NEW HOME		C				foundation only

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/30/2018	MEAS/EXT INS	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
12/16/2003	MEAS+INSPCTD	615	D VELUTTI
6/17/2003	MEAS/EXT INS	615	D VELUTTI
5/25/2002	MEAS/EXT INS	613	M COLE
3/23/2002	MEAS/EXT INS	615	D VELUTTI
8/15/2001	MEAS/EXT INS	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

**USER DEFINED**

Prior Id # 1:	30 2 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**PRINT**

Date	Time
10/02/18	16:58:02

**LAST REV**

Date	Time
07/23/18	16:31:53

apro	1110
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